

**Marked Agendas  
Approved Minutes  
Approved Reports**

# **Official signed Ordinances/Resolutions and approved Minutes can found at:**

<https://eservices.scottsdaleaz.gov/cityclerk/DocumentSearch>

Planning Commission: 07/01/2019

City Council: 06/12/2019

Case History: 223-PA-2007

**11-UP-2007#3**

**T-Mobile Tower Papago Butte Substation**

# CITY COUNCIL REPORT



Meeting Date: July 1, 2019  
 General Plan Element: *Public Services and Facilities*  
 General Plan Goal: *Encourage provision of power and communication systems that match the character of Scottsdale and provide reliable, efficient service for Scottsdale citizens, visitors and businesses.*

## ACTION

### T-Mobile Tower Papago Butte Substation 11-UP-2007#3

#### Request to consider the following:

Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 11524 approving of a Conditional Use Permit for an existing T-Mobile wireless communication facility collocated on an existing 125-foot-tall lattice tower located at 6504 E. Thomas Rd., with Multiple Family Residential (R-5) zoning.

#### Goal/Purpose of Request

The applicant's request is to renew the existing Conditional Use Permit for an existing T-Mobile wireless communication facility, collocated on an existing 125-foot tall lattice tower, which was built in the middle 1990's. There are currently four wireless carriers located on the tower. The Zoning Ordinance allows up to three carriers by-right. The fourth carrier, which is T-Mobile, requires the approval of a Conditional Use Permit. The T-Mobile WCF on this tower was initially approved by the City Council on November 6, 2007 with case 11-UP-2007. Another Conditional Use Permit was approved by the City Council on August 18, 2014 with case 11-UP-2007#2. Conditional Use Permits for Wireless Communication Facilities (WCF's) are valid for a period of five (5) years from the date of City Council approval. The applicant or owner of the WCF is responsible for initiating a Conditional Use Permit renewal. Changes in technology have not eliminated the need or this wireless communication facility.

#### Key Items for Consideration

- There have been no public comments regarding the application.
- No modifications are being proposed to the Wireless Communication Facility. There have not been changes in technology that would eliminate the need for this WCF or Conditional Use Permit.



- The proposed Type 4 wireless facility is subject to a Conditional Use Permit because it is the fourth separate provider on an existing tower. The Zoning Ordinance allows up to three carriers on a WCF tower by right.
- Planning Commission heard this case June 12, 2019 and recommended approval with a 6-0 vote.

## **PROPERTY OWNER**

---

Salt River Project  
602-236-2844

## **APPLICANT CONTACT**

---

Matthew Ludick  
Salt River Project Telecomm Mail Station Pab 353  
602-236-2844

## **LOCATION**

---

6504 E Thomas Rd

## **BACKGROUND**

---

### **General Plan**

The General Plan Land Use Element designates the property as Cultural/Institutional/Public Use. This category includes a variety of public and private facilities with an emphasis placed on good transportation access and compatibility with the surrounding area.

### **Character Area Plan**

The subject site is located within the Southern Scottsdale Character Area Plan.

### **Zoning**

The site is zoned Multiple-family residential (R-5). This zoning district allows for multiple-family and single-family dwelling units, schools, places of worship and wireless communication facilities.

The proposed Type 4 wireless facility is subject to a Conditional Use Permit because it is the fourth separate provider on an existing tower. The Zoning Ordinance allows up to three carriers on a WCF tower by right.

### **Context**

The subject property is located approximately 700 feet north of E. Thomas Road and 100 feet east of N. 64<sup>th</sup> Street. The antennas and associated ground-mounted equipment are located within the maintenance yard of the existing SRP facility. No modifications are proposed at this time.

### **Adjacent Uses and Zoning**



- North: Electrical Substation zoned R-5 & O-S
- South: Multiple Family Residential housing development zoned R-5
- East: SRP Facilities zoned R-5 & O-S
- West: Golden Keys 5 residential subdivision.

#### Other Related Policies, References:

- Zoning Ordinance Article I, Sections 1.401., 1.403.L. and Article VII, Section 7.200.H.
- 14-UP-1996 – approved a 125-foot tall wireless communication facility tower.
- 107-DR-1996 – Development Review Board approval for 14-UP-1996.
- 11-UP-2007 – Approved a Conditional Use Permit to add a fourth wireless carrier to the wireless communication facility lattice tower.
- 11-UP-2007#2 - Approved a Conditional Use Permit continue having a fourth wireless carrier to the wireless communication facility lattice tower.

## IMPACT ANALYSIS

---

### Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
  1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - **The WCF, as proposed, will not generate noise, smoke, odor, dust, vibration, or illumination.**
  2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
    - **This WCF will not generate daily traffic.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
  - **The tower has been in existence since the middle 1990's and located adjacent to an electrical substation and a power line corridor.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for Wireless Communication Facilities (WCF) Type 4, as identified in Zoning Ordinance Section 1.403.V., including:
  1. All use permits shall be granted for a maximum period of five (5) years from the date of City Council approval. The applicant shall be responsible for initiating a review of the approved wireless communication facility and shall demonstrate that changes in technology, that are economically feasible, have not eliminated the need for the Conditional Use Permit.

- **Changes in wireless technology have not eliminated the need for wireless communication facilities. In recent years, there has been an increase in the amount of needed wireless communication facilities to handle the capacity and bandwidth needs of the wireless carriers.**
2. To the degree a proposed WCF meets height requirements set forth in this Ordinance, no Conditional Use Permits shall be granted when the heights are found to be intrusive, obtrusive, or out of character with the surrounding area.
    - **The antennas are located on an existing 125-foot-tall lattice tower. The subject T-Mobile WCF antennas are located at the 90-foot level on the tower.**
  3. Antennas and pole diameters shall be harmonious with the existing context and not be intrusive or obtrusive on the landscape or views.
    - **Antennas are similar in size and shape to others on the tower. The antennas are painted to match the color of the tower.**
  4. The shape of the WCF shall blend with other vertical objects and not be intrusive in its setting or obtrusive to views.
    - **The existing tower is located adjacent to a power line corridor and adjacent to an electrical substation. No change is proposed with the tower in this application.**
  5. The WCF shall blend into its setting, and to the extent it is visible, not be intrusive on the landscape or obtrusive on views.
    - **The existing tower is located adjacent to a power line corridor and adjacent to an electrical substation. No change is proposed with the tower in this application.**

#### **Water/Sewer**

The existing WCF has no impact on water or wastewater infrastructure.

#### **Public Safety**

The existing WCF will provide cellular phone coverage for the area, improving public safety.

#### **Community Involvement**

April 14, 2019: The applicant mailed notification letters to property owners within 750-feet of the subject site notifying them of the Conditional Use Permit renewal request.

May 6, 2019: City staff mailed postcard notices to property owners within 750 feet.

As of the drafting of this report, no public comments have been received.

#### **Community Impact**

No changes are proposed to the site at this time.



## **OTHER BOARDS & COMMISSIONS**

---

### **Planning Commission:**

Planning Commission heard this case on June 12, 2019 and recommended approval with a 6-0 vote.

### **Staff's Recommendation to Planning Commission:**

Staff recommended that the Planning Commission find that the Conditional Use Permit criteria have been met and make a recommendation to City Council for approval.

## **RECOMMENDATION**

---

### **Recommended Approach:**

Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 11524 approving of a Conditional Use Permit for an existing T-Mobile wireless communication facility co-located on an existing 125-foot-tall lattice tower located at 6504 E. Thomas Rd., with Multiple Family Residential (R-5) zoning.

## **RESPONSIBLE DEPARTMENT**

---

### **Planning and Development Services**

Current Planning Services

## **STAFF CONTACT**

---

Keith Niederer

Senior Planner

480-312-2953

E-mail: [kniederer@ScottsdaleAZ.gov](mailto:kniederer@ScottsdaleAZ.gov)

**APPROVED BY**

---

  
Keith Niederer, Report Author

6/13/2019  
Date

  
Tim Curtis/AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

6/13/2019  
Date

  
Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

6/15/19  
Date

**ATTACHMENTS**

---

1. Context Aerial
2. Resolution No. 11524
  - Exhibit 1: Context Aerial Close-Up
  - Exhibit 2: Stipulations
  - Exhibit A to Exhibit 2: Site Plan
  - Exhibit B to Exhibit 2: Elevations
  - Exhibit 3: Additional Conditions
3. Applicant's Narrative
4. Zoning Map
5. Photograph of existing tower
6. Neighborhood Involvement Report
7. City Notification Map
8. June 12, 2019 Planning Commission Minutes





Context Aerial

11-UP-2007#3

ATTACHMENT 1



RESOLUTION NO. 11524

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, APPROVING THE RENEWAL OF A CONDITIONAL USE PERMIT FOR AN EXISTING T-MOBILE WIRELESS COMMUNICATIONS FACILITY CO-LOCATED ON AN EXISTING 125-FOOT LATTICE TOWER LOCATED AT 6504 E. THOMAS RD., WITH MULTIPLE FAMILY RESIDENTIAL (R-5) ZONING.

WHEREAS, the Planning Commission held a public hearing on June 12, 2019; and

WHEREAS, the City Council, held a public hearing on July 1, 2019.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) that granting a renewal of this conditional use permit per stipulations set forth on Exhibit 2 will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas and that this Wireless Communication Facility (WCF) meets the additional following criteria for a WCF:
  - 1. The use permit renewal is granted for a maximum of 5 years and the Applicant is required to initiate any required further review as specifically set forth in the Zoning Ordinance and is responsible for removing the WCF once the use permit has ended or expired.
  - 2. The height of the WCF is found not to be intrusive, obtrusive or out of character with the surrounding area.
  - 3. The antennas and pole diameters of the WCF are found to be harmonious with the existing context and not intrusive or obtrusive on the landscape or views.
  - 4. The shape of the WCF is found to blend into its setting and, to the extent that it is visible, is not intrusive in its setting or obtrusive to views.

5. The WCF is found to blend into its setting and, to the extent that it is visible, is not intrusive on the landscape or obtrusive on views.

Section 2. That a description of the conditional use permit is set forth in Case No.11-UP-2007#3. The property that is subject to the conditional use permit is shown on Exhibit 1 and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in Exhibit 2 and Exhibit 3. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

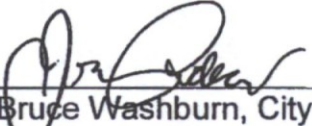
ATTEST:

CITY OF SCOTTSDALE, an Arizona  
municipal corporation

By: \_\_\_\_\_  
Carolyn Jagger  
City Clerk

By: \_\_\_\_\_  
W.J. "Jim" Lane  
Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:  \_\_\_\_\_  
Bruce Washburn, City Attorney  
By: Joe Padilla, Deputy City Attorney





Close-up Aerial

Resolution No. 11524  
Exhibit 1  
Page 1 of 1

11-UP-2007#3



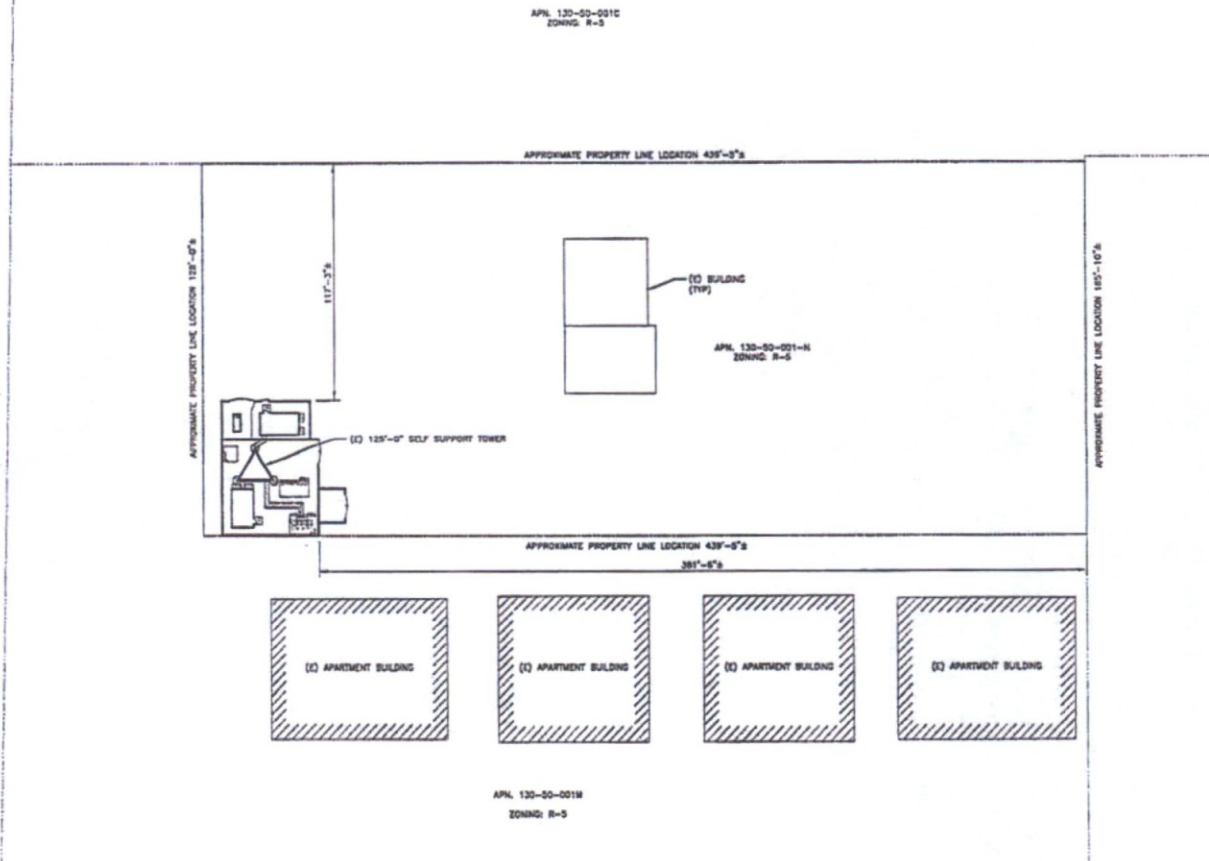
**Stipulations for the Conditional Use Permit  
For a Wireless Communication Facility Type 4  
T-Mobile Tower Papago Butte Substation  
Case Number: 11-UP-2007#3**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

**SITE DESIGN**

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform to the plans submitted by Crown Castle and T-Mobile dated 4/26/2019 attached as Exhibit A & B to Exhibit 2. Any proposed future significant changes to the plans as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. EXPIRATION OF USE PERMIT AFTER FIVE (5) YEARS. If the applicant wishes to continue this use, within ninety (90) days of the expiration of this Conditional Use Permit, the applicant/property owner shall file an application to review and extend this Conditional Use Permit. This review shall demonstrate that changes in technology, that are economically feasible, have not eliminated the need for this Use Permit. If a new Use Permit is not granted, the applicant shall remove the fourth WCF from this tower.

DROR SIMON



1 SITE PLAN  
SCALE: 1"=30'-0" (FULL SET)  
1"=60'-0" (TITLE)



**T-Mobile**  
1330 WEST SOUTHERN AVE. STE. A-102  
TEMPE, AZ 85282

**CROWN CASTLE**  
2055 S. STUBBINS DRIVE  
CHANDLER, AZ 85226

T-MOBILE SITE NUMBER:  
PH10949A

BU #: 846105  
SRP SCOTTSDALE  
6504 EAST THOMAS ROAD  
SCOTTSDALE, AZ 85251  
EXISTING 125'-0" SELF  
SUPPORT TOWER

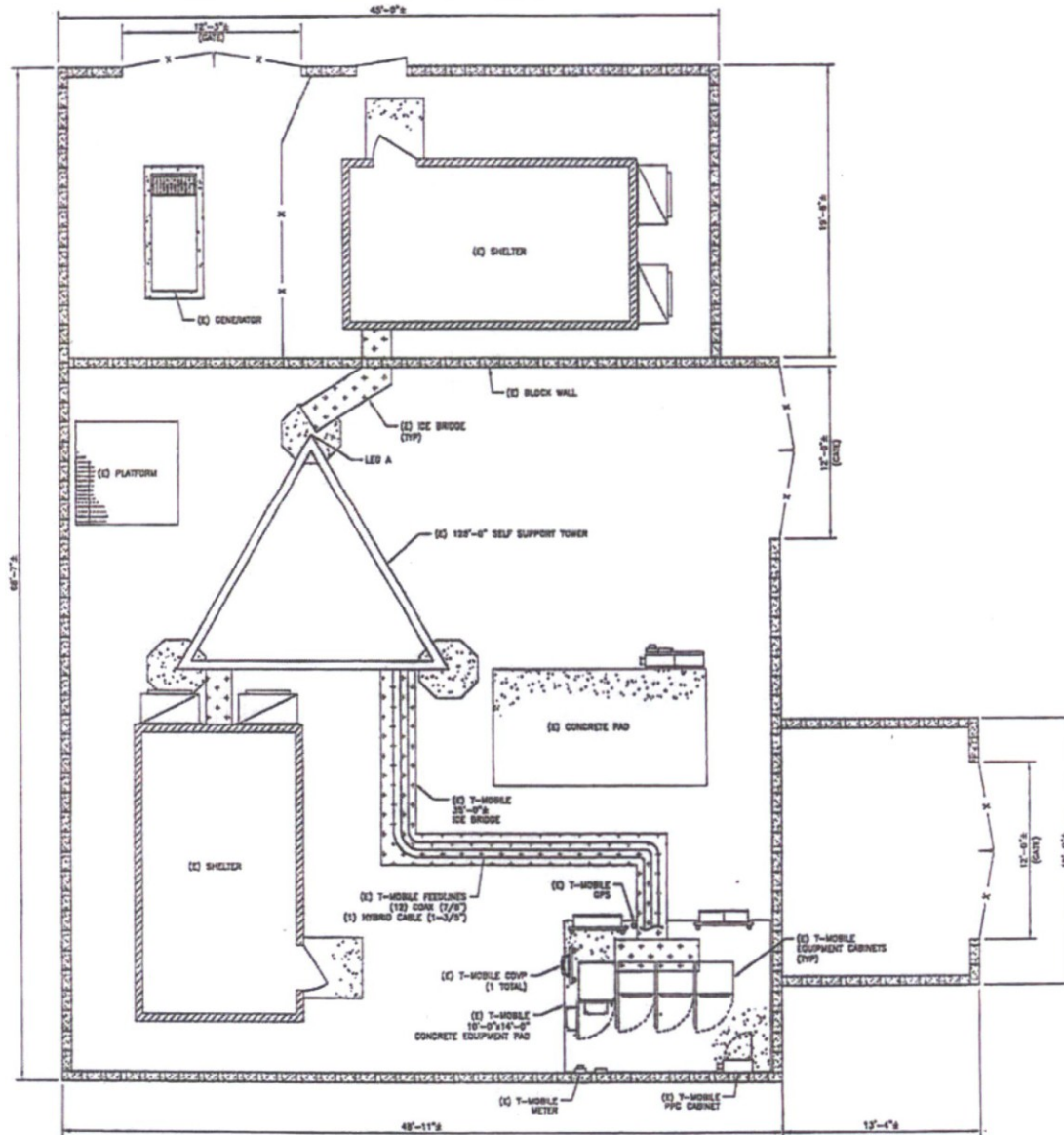
ISSUED FOR:

REV	DATE	BY	DESCRIPTION	CHKD.
1	04/21/19	ADD	PRELIMINARY	SM
2	06/14/19	ADD	CONSTRUCTION	DM
3	08/14/19	ADD	CONSTRUCTION	DM
4	09/01/19	ADD	POST-CONSTRUCTION	DM



IT IS A VIOLATION OF LAW FOR ANY PERSON  
UNLESS THEY ARE ATTORNEY UNDER THE DIRECTION  
OF A LICENSED PROFESSIONAL ENGINEER,  
TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-1** REVISION: **2**



1 EXISTING EQUIPMENT PLAN  
SCALE: 1/4"=1'-0" (PALL. BRG)  
1/8"=1'-0" (11x17)



**T-Mobile**  
1330 WEST SOUTHERN AVE., SUITE A-102  
TEMPE, AZ 85282

**CROWN CASTLE**  
2055 S. STRAHMAN DRIVE  
CHANDLER, AZ 85226

T-MOBILE SITE NUMBER:  
PH10949A

BU #: 846105  
SRP SCOTTSDALE

6504 EAST THOMAS ROAD  
SCOTTSDALE, AZ 85251

EXISTING 125'-0" SELF  
SUPPORT TOWER

ISSUED FOR:

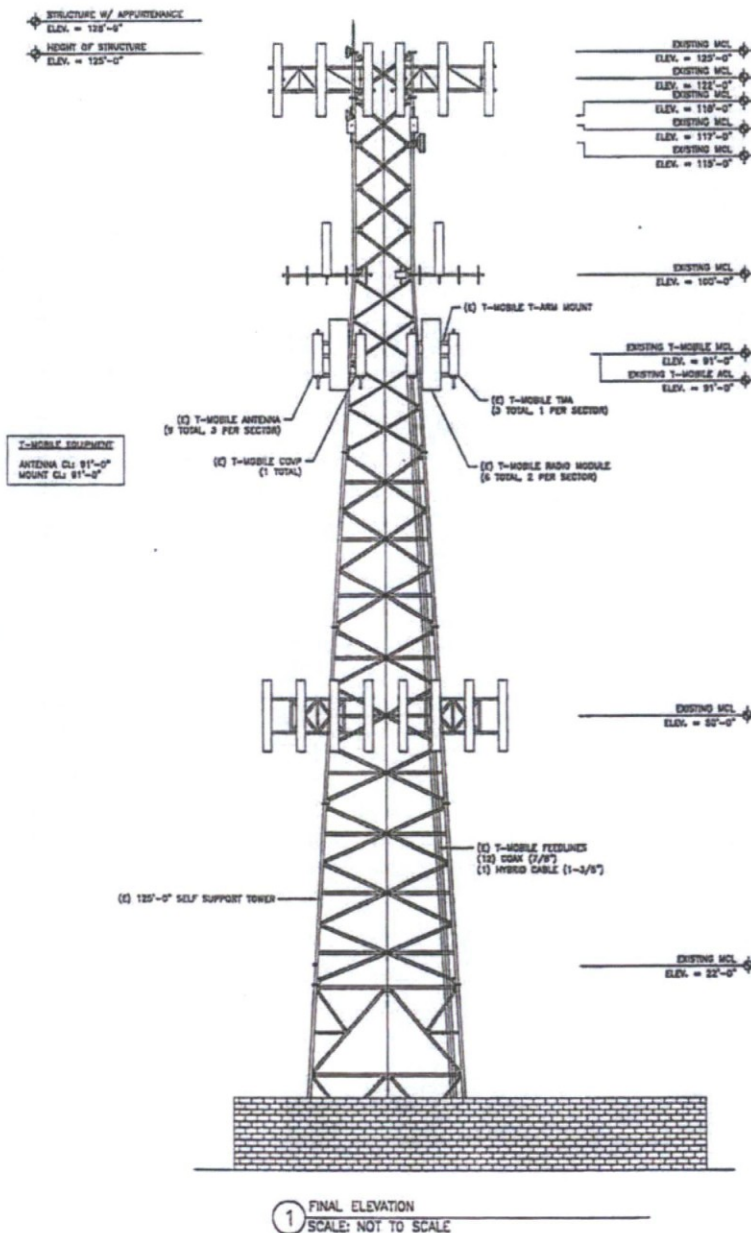
REV	DATE	BY	DESCRIPTION	CHKD
1	04/26/11	ADG	PRELIMINARY	SM
2	04/26/11	ADG	CONSTRUCTION	DS
3	04/26/11	ADG	POST-CONSTRUCTION	DS



IT IS A VIOLATION OF LAW FOR ANY PERSON  
OTHER THAN THE ENGINEER OR ARCHITECT  
TO REPRODUCE OR TRANSMIT THE CONTENTS  
OF A LICENSED PROFESSIONAL DOCUMENT  
WITHOUT THE WRITTEN PERMISSION OF THE  
ENGINEER OR ARCHITECT.

SHEET NUMBER: **C-2** REVISION: **2**





**T-Mobile**  
1330 WEST SOUTHERN AVE, STE. A-102  
TEMPE, AZ 85281

**CS CROWN  
CASTLE**  
2055 S. STEARMAN DRIVE  
CHANDLER, AZ 85286

T-MOBILE SITE NUMBER:  
PH10949A

BU #: 846105  
SRP SCOTTSDALE

6504 EAST THOMAS ROAD  
SCOTTSDALE, AZ 85251

EXISTING 125'-0" SELF  
SUPPORT TOWER

ISSUED FOR:				
NO/V	DATE	BY	DESCRIPTION	DESIGN
0	07/13/18	ADD	PRELIMINARY	SA
1	08/14/18	ADD	CONSTRUCTION	DI
2	09/04/18	ADD	CONSTRUCTION	DI
3	09/26/18	ADD	POST-CONSTRUCTION	DI



IT IS A VIOLATION OF LAW IF A ANY PERSON,  
EXCEPT THEY ARE ACTING UNDER THE DIRECTION  
OF A LICENSED PROFESSIONAL ENGINEER,  
ALTER THIS DOCUMENT.

SHEET NUMBER: C-4 REVISION: 2



Scottsdale Revised Code Section 1.403

L. *Wireless communications facility (WCF) type 4.*

1. All use permits shall be granted for a maximum of five (5) years from the date of City Council approval. The applicant shall be responsible for initiating a review of the approved wireless facility and shall demonstrate that changes in technology, that are economically feasible, have not eliminated the need for the use permit. If a new use permit is not granted, the applicant shall be responsible for the removal of the facility. When a use permit is granted for a co-location on a facility with an existing use permit, the action of granting the new use permit shall extend the existing use permit so that they will expire simultaneously.
2. To the degree a proposed WCF meets height requirements set forth in this ordinance, no use permit shall be granted when heights are found to be intrusive, obtrusive or out of character with the surrounding area.
3. Antennas and pole diameters shall be harmonious with the existing context and not be intrusive or obtrusive on the landscape or views.
4. The shape of the WCF shall blend with other similar vertical objects and not be intrusive in its setting or obtrusive to views.
5. The WCF shall blend into its setting and, to the extent that it is visible, not be intrusive on the landscape or obtrusive on views.



## PROJECT NARRATIVE

### I. Introduction

The purpose of this application is to renew the approval for the currently installed T-Mobile antennas on an existing 125' lattice tower. T-Mobile is committed to providing leading edge technology to meet customer demand in the City of Scottsdale. The renewal of the use permit for the T-Mobile site is essential to allow residents, visitors, and businesses access to high quality reliable T-Mobile wireless service for personal, business, and emergency needs. The lattice tower is located at Salt River Project's (SRP's) Power Operations Center situated near the northeast corner of 64th Street and Thomas Road.

### II. Description of Site Development

We are requesting approval to continue the co-location use of T-Mobile's antennas on the existing lattice tower. The site is comprised of 9 total antennas, 3 per sector. No work will be performed on the tower as part of this proposed use permit renewal.

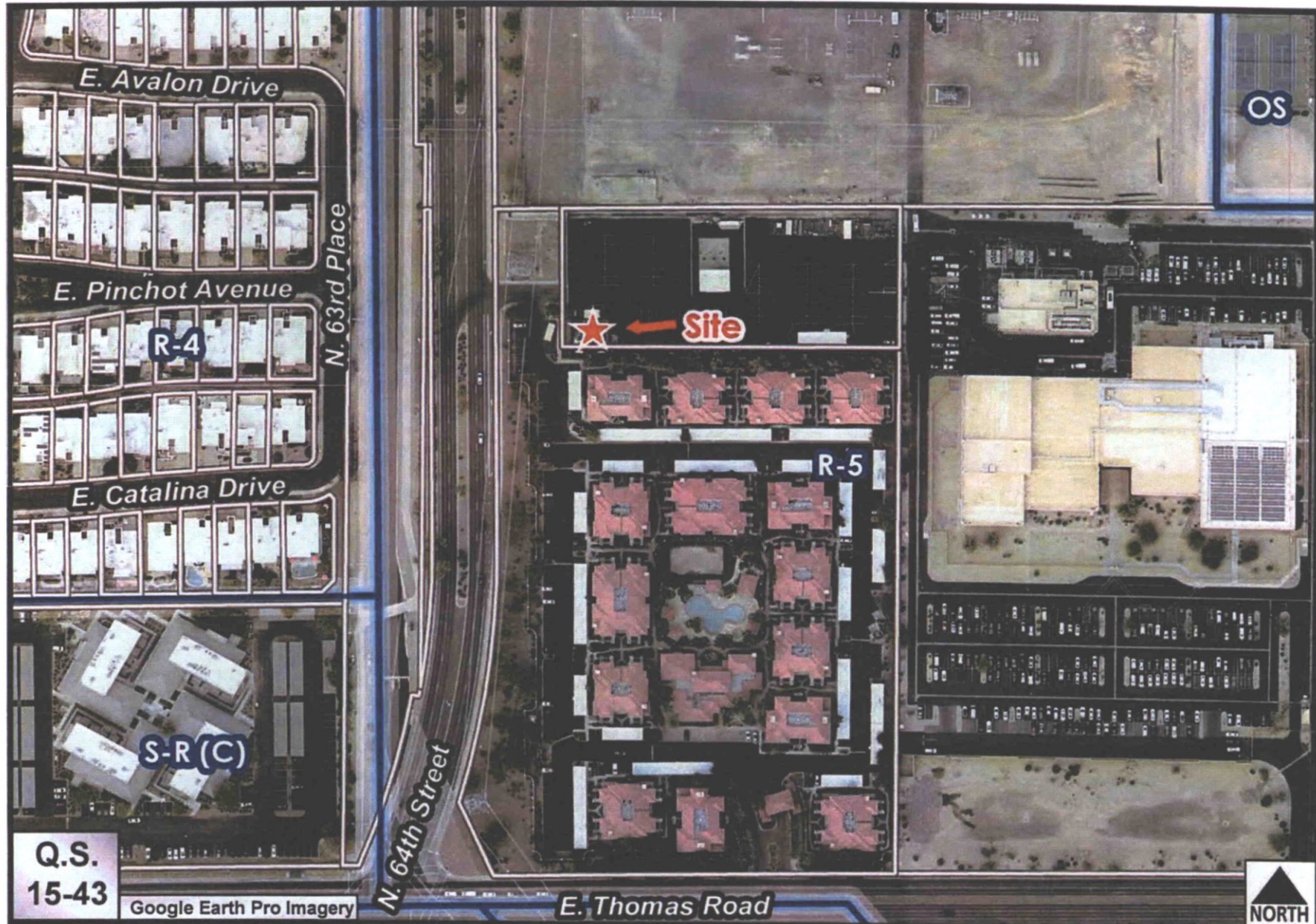
### III. Parking and Access

Access to the site will not change. T-Mobile will continue to access their equipment through the SRP Power Operations Center parking lot.

### IV. Compatibility

There are residential apartments to the south which are adjacent to SRP's Power Operations Center to the east and a maintenance, fuel island, and storage yard to the north. To the north and east of the tower is SRP's Power Operations Center maintenance yard and receiving station. To the west are 64th street and the Crosscut Canal which buffers residential uses located west of the canal. The proposed use is compatible with the surrounding area because it continues to utilize an existing vertical element.





Q.S.  
15-43

Google Earth Pro Imagery

N. 64th Street

E. Thomas Road



11-UP-2007#3

Zoning Aerial





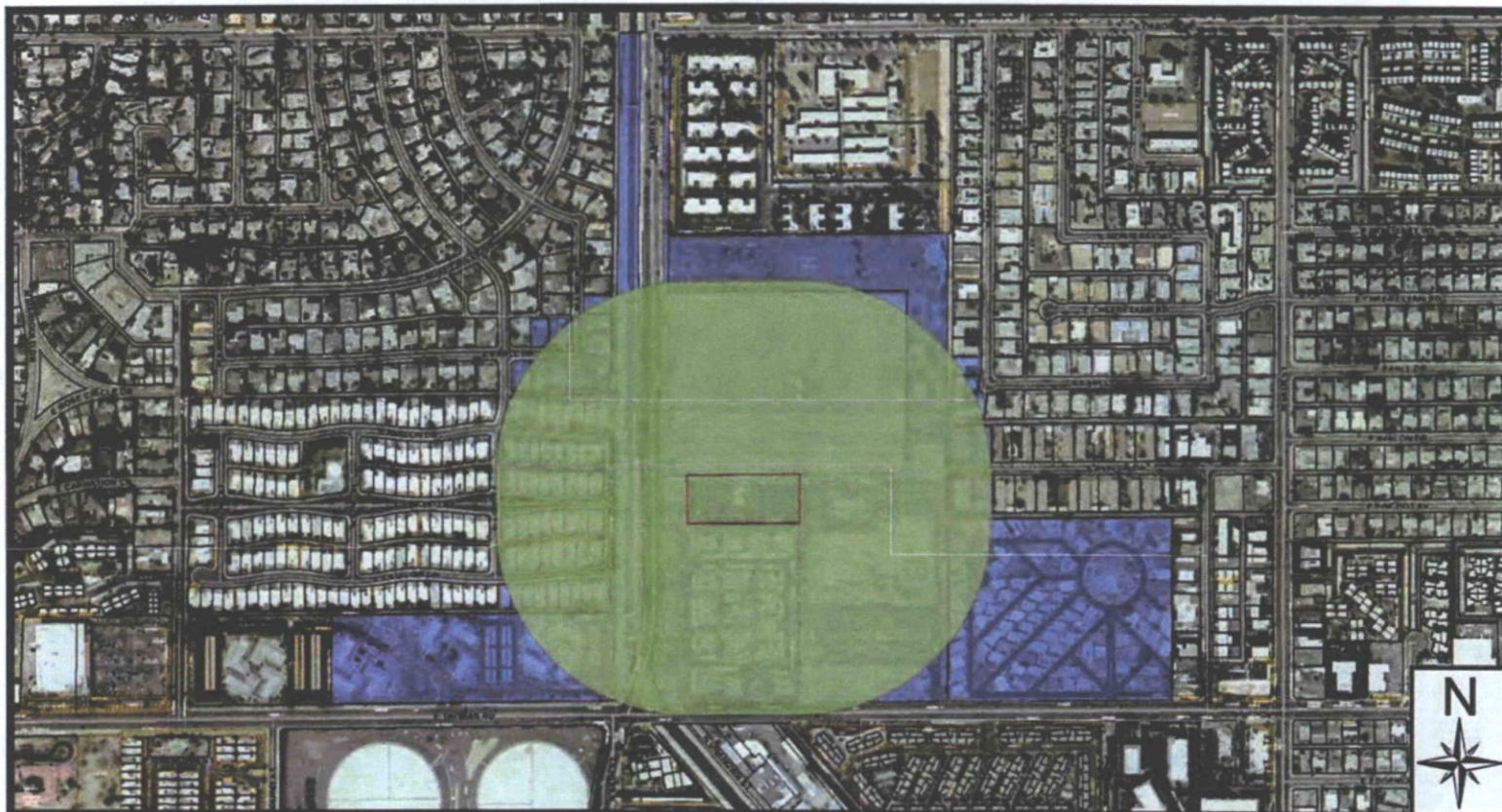


## **Neighborhood Involvement Report**

A neighborhood notification letter was sent on April 14, 2019 per the requirements of the City of Scottsdale.

A list of adjacent property owners was generated (please see attached Community Input Certification). A letter was provided to the addresses informing them of the use permit renewal request. No emails or phone calls have been received.

# T-Mobile Tower Papago Butte Substation



## Additional Notifications:

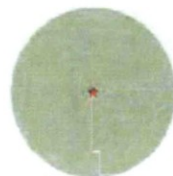
Interested Parties List  
 Adjacent HOA's  
 P&Z E-Newsletter  
 Facebook  
 Twitter  
 Nextdoor.com  
 City Website-Projects in the hearing process

Pulled Labels  
 May 8, 2019

## Map Legend:



Site Boundary



Properties within 750-feet

Postcards:

139

11-UP-2007#3



**SCOTTSDALE PLANNING COMMISSION  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**WEDNESDAY, JUNE 12, 2019**

**\*DRAFT SUMMARIZED MEETING MINUTES \***

**PRESENT:** Paul Alessio, Chair  
Prescott Smith, Vice Chair  
Larry S. Kush, Commissioner  
Ali Fakhri, Commissioner  
Christian Serena, Commissioner

**ABSENT:** Kevin Bollinger, Commissioner

**STAFF:** Tim Curtis  
Joe Padilla  
Chris Zimmer  
Keith Niederer  
Bryan Cluff

**CALL TO ORDER**

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

**ATTACHMENT 8**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"



### **MINUTES REVIEW AND APPROVAL**

1. Approval of May 22, 2019 Regular Meeting Minutes including Study Session.  
**Commissioner Kush moved to approve the May 22, 2019 regular meeting minutes. Seconded by Vice Chair Smith, the motion carried unanimously with a vote of six (6) to zero (0).**

**The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Fakh, and Commissioner Serena, Commissioner Kush.**

### **CONSENT AGENDA**

3. 11-UP-2007#3 (T-Mobile Tower Papago Butte Substation)  
Request by owner to approve a renewal of a Conditional Use Permit for an existing T-Mobile wireless communications facility co-located on an existing 125 foot lattice tower located at 6504 E. Thomas Rd., with Multiple Family Residential (R-5) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Matthew Ludick, 602-236-2844.**
4. 14-ZN-2016 (Agave)  
Request by owner for a Zoning District Map Amendment from Industrial Park (I-1) zoning to Highway Commercial (C-3) zoning on a +/- 2.46 acre site located at 14601 N. Scottsdale Road. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is John Berry, 480-385-2727.**

**Move to make a recommendation to City Council for approval of 11-UP-2007#3 and 14-ZN-2016 by a vote of 6-0: Motion by Commissioner Kush, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met and after determining that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan. 2<sup>nd</sup> by Commissioner Serena.**

**The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Fakh, and Commissioner Serena, Commissioner Kush.**

### **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:04 p.m.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

# PLANNING COMMISSION REPORT



Meeting Date: June 12, 2019  
General Plan Element: *Public Services and Facilities*  
General Plan Goal: *Encourage provision of power and communication systems that match the character of Scottsdale and provide reliable, efficient service for Scottsdale citizens, visitors and businesses.*

## ACTION

### **T-Mobile Tower Papago Butte Substation 11-UP-2007#3**

#### **Request to consider the following:**

1. A recommendation to City Council regarding a request by owner to approve a renewal of a Conditional Use Permit for an existing T-Mobile wireless communication facility co-located on an existing 125-foot-tall lattice tower located at 6504 E. Thomas Rd., with Multiple Family Residential (R-5) zoning.

#### **Goal/Purpose of Request**

The applicant's request is to renew the existing Conditional Use Permit for an existing T-Mobile wireless communication facility, collocated on an existing 125-foot tall lattice tower, which was built in the middle 1990's. There are currently four wireless carriers located on the tower. The Zoning Ordinance allows up to three carriers by-right. The fourth carrier, which is T-Mobile, requires the approval of a Conditional Use Permit. The T-Mobile WCF on this tower was initially approved by the City Council on November 6, 2007 with case 11-UP-2007. Another Conditional Use Permit was approved by the City Council on August 18, 2014 with case 11-UP-2007#2. Conditional Use Permits for Wireless Communication Facilities (WCF's) are valid for a period of five (5) years from the date of City Council approval. The applicant or owner of the WCF is responsible for initiating a Conditional Use Permit renewal. Changes in technology have not eliminated the need for this wireless communication facility.

#### **Key Items for Consideration**

- There have been no public comments regarding the application.
- No modifications are being proposed to the Wireless Communication Facility. There have not been changes in technology that would eliminate the need for this WCF or Conditional Use Permit.



- The proposed Type 4 wireless facility is subject to a Conditional Use Permit because it is the fourth separate provider on an existing tower. The Zoning Ordinance allows up to three carriers on a WCF tower by right.

### PROPERTY OWNER

---

Salt River Project  
602-236-2844

### APPLICANT CONTACT

---

Matthew Ludick  
Salt River Project Telecomm Mail Station Pab 353  
602-236-2844

### LOCATION

---

6504 E Thomas Rd

### BACKGROUND

---

#### General Plan

The General Plan Land Use Element designates the property as Cultural/Institutional/Public Use. This category includes a variety of public and private facilities with an emphasis placed on good transportation access and compatibility with the surrounding area.

#### Character Area Plan

The subject site is located within the Southern Scottsdale Character Area Plan.

#### Zoning

The site is zoned Multiple-family residential (R-5). This zoning district allows for multiple-family and single-family dwelling units, schools, places of worship and wireless communication facilities.

The proposed Type 4 wireless facility is subject to a Conditional Use Permit because it is the fourth separate provider on an existing tower. The Zoning Ordinance allows up to three carriers on a WCF tower by right.

#### Context

The subject property is located approximately 700 feet north of E. Thomas Road and 100 feet east of N. 64<sup>th</sup> Street. The antennas and associated ground-mounted equipment are located within the maintenance yard of the existing SRP facility. No modifications are proposed at this time.

#### Adjacent Uses and Zoning

- North: Electrical Substation zoned R-5 & O-S

- South: Multiple Family Residential housing development zoned R-5
- East: SRP Facilities zoned R-5 & O-S
- West: Golden Keys 5 residential subdivision.

**Other Related Policies, References:**

- Zoning Ordinance Article I, Sections 1.401., 1.403.L. and Article VII, Section 7.200.H.
- 14-UP-1996 – approved a 125-foot tall wireless communication facility tower.
- 107-DR-1996 – Development Review Board approval for 14-UP-1996.
- 11-UP-2007 – Approved a Conditional Use Permit to add a fourth wireless carrier to the wireless communication facility lattice tower.
- 11-UP-2007#2 - Approved a Conditional Use Permit continue having a fourth wireless carrier to the wireless communication facility lattice tower.

## IMPACT ANALYSIS

---

### Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
  1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - **The WCF, as proposed, will not generate noise, smoke, odor, dust, vibration, or illumination.**
  2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
    - **This WCF will not generate daily traffic.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
  - **The tower has been in existence since the middle 1990's and located adjacent to an electrical substation and a power line corridor.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for Wireless Communication Facilities (WCF) Type 4, as identified in Zoning Ordinance Section 1.403.V., including:
  1. All use permits shall be granted for a maximum period of five (5) years from the date of City Council approval. The applicant shall be responsible for initiating a review of the approved wireless communication facility and shall demonstrate that changes in technology, that are economically feasible, have not eliminated the need for the Conditional Use Permit.



- **Changes in wireless technology have not eliminated the need for wireless communication facilities. In recent years, there has been an increase in the amount of needed wireless communication facilities to handle the capacity and bandwidth needs of the wireless carriers.**
2. To the degree a proposed WCF meets height requirements set forth in this Ordinance, no Conditional Use Permits shall be granted when the heights are found to be intrusive, obtrusive, or out of character with the surrounding area.
    - **The antennas are located on an existing 125-foot-tall lattice tower. The subject T-Mobile WCF antennas are located at the 90-foot level on the tower.**
  3. Antennas and pole diameters shall be harmonious with the existing context and not be intrusive or obtrusive on the landscape or views.
    - **Antennas are similar in size and shape to others on the tower. The antennas are painted to match the color of the tower.**
  4. The shape of the WCF shall blend with other vertical objects and not be intrusive in its setting or obtrusive to views.
    - **The existing tower is located adjacent to a power line corridor and adjacent to an electrical substation. No change is proposed with the tower in this application.**
  5. The WCF shall blend into its setting, and to the extent it is visible, not be intrusive on the landscape or obtrusive on views.
    - **The existing tower is located adjacent to a power line corridor and adjacent to an electrical substation. No change is proposed with the tower in this application.**

### **Water/Sewer**

The existing WCF has no impact on water or wastewater infrastructure.

### **Public Safety**

The existing WCF will provide cellular phone coverage for the area, improving public safety.

### **Community Involvement**

April 14, 2019: The applicant mailed notification letters to property owners within 750-feet of the subject site notifying them of the Conditional Use Permit renewal request.

May 6, 2019: City staff mailed postcard notices to property owners within 750 feet.

As of the drafting of this report, no public comments have been received.

**Community Impact**

No changes are proposed to the site at this time.

**STAFF RECOMMENDATION**

---

**Recommended Approach:**

Staff recommends that the Planning Commission find that the Conditional Use Permit criteria have been met and make a recommendation to City Council for approval.

**RESPONSIBLE DEPARTMENT**

---

**Planning and Development Services**

Current Planning Services

**STAFF CONTACT**

---

Keith Niederer

Senior Planner

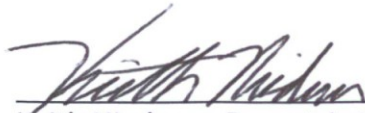
480-312-2953

E-mail: [kniederer@ScottsdaleAZ.gov](mailto:kniederer@ScottsdaleAZ.gov)



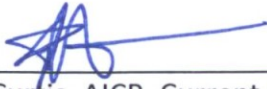
**APPROVED BY**

---



Keith Niederer, Report Author

6/4/2019  
Date



Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

6/4/2019  
Date



Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

6/4/19  
Date

**ATTACHMENTS**

---

1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
  - Exhibit A to Attachment 2: Site Plan
  - Exhibit B to Attachment 2: Elevations
3. Applicant's Narrative
4. Zoning Map
5. Photograph of existing tower
6. Neighborhood Involvement Report
7. City Notification Map





Context Aerial

11-UP-2007#3





Close-up Aerial

11-UP-2007#3



**Stipulations for the Conditional Use Permit  
For a Wireless Communication Facility Type 4  
T-Mobile Tower Papago Butte Substation  
Case Number: 11-UP-2007#3**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

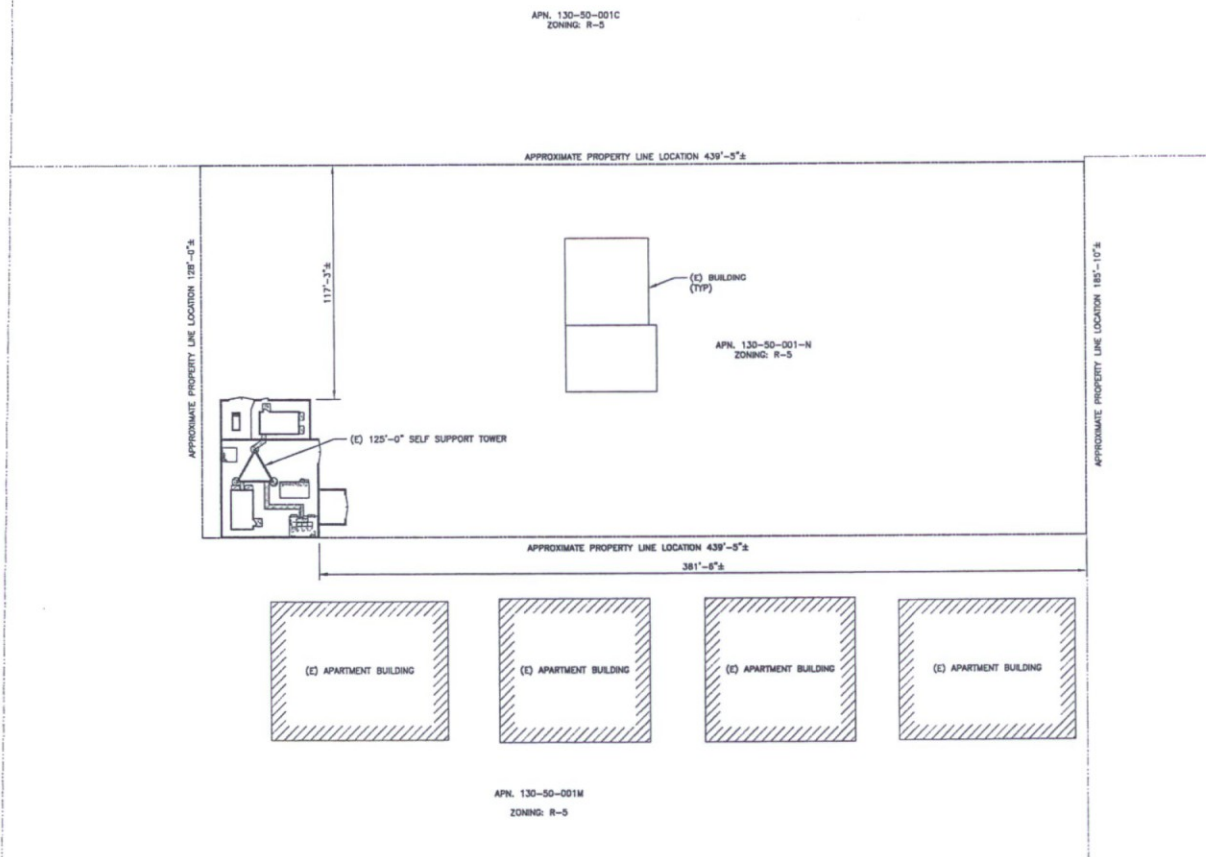
**SITE DESIGN**

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform to the plans submitted by Crown Castle and T-Mobile dated 4/26/2019 attached as Exhibit A & B to Attachment 2. Any proposed future significant changes to the plans as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. EXPIRATION OF USE PERMIT AFTER FIVE (5) YEARS. If the applicant wishes to continue this use, within ninety (90) days of the expiration of this Conditional Use Permit, the applicant/property owner shall file an application to review and extend this Conditional Use Permit. This review shall demonstrate that changes in technology, that are economically feasible, have not eliminated the need for this Use Permit. If a new Use Permit is not granted, the applicant shall remove the fourth WCF from this tower.



Exhibit A to  
Attachment 2

THOMAS ROAD



1 SITE PLAN  
SCALE: 1"=30'-0" (FULL SIZE)  
1"=60'-0" (1/4"=1')



**T-Mobile**  
1330 WEST SOUTHERN AVE, STE. A-102  
TEMPE, AZ 85282

**CROWN CASTLE**  
2055 S. STEARMAN DRIVE  
CHANDLER, AZ 85286

T-MOBILE SITE NUMBER:  
PH10949A

BU #: 846105  
SRP SCOTTSDALE

6504 EAST THOMAS ROAD  
SCOTTSDALE, AZ 85251

EXISTING 125'-0" SELF  
SUPPORT TOWER

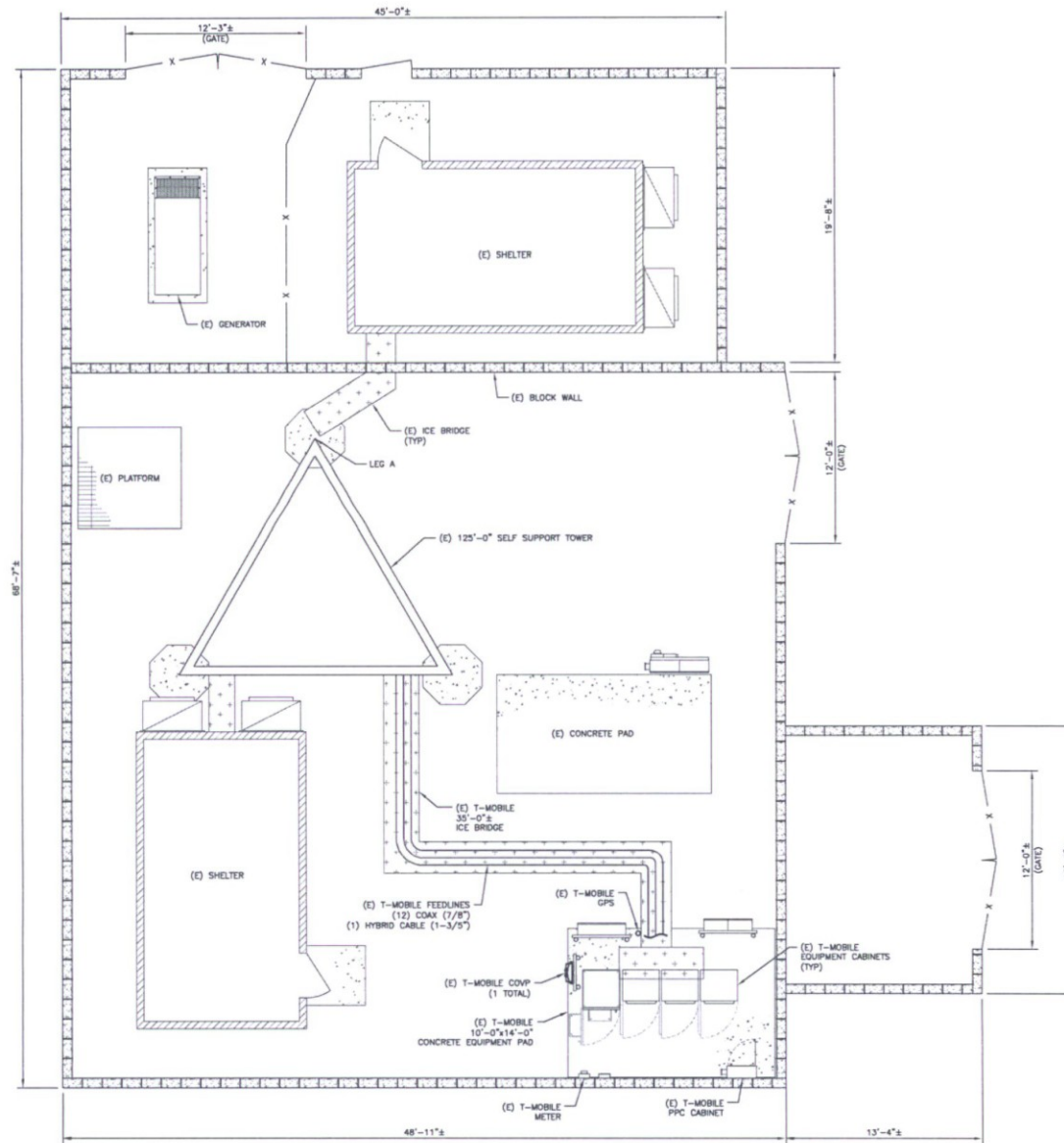
ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DESIGN
0	07/25/19	ADE	PRELIMINARY	SM
1	08/16/19	ADE	CONSTRUCTION	DU
1	10/16/19	ADK	CONSTRUCTION	ENG
2	04/26/19	ADE	POST-CONSTRUCTION	DG

4/26/2019 12:12:15 PM EDT  
Crown Castle USA Inc. Firm  
Registration #14847

IT IS A VIOLATION OF LAW FOR ANY PERSON,  
UNLESS THEY ARE ACTING UNDER THE DIRECTION  
OF A LICENSED PROFESSIONAL ENGINEER,  
TO ALTER THIS DOCUMENT.

SHEET NUMBER: C-1  
REVISION: 2



1 EXISTING EQUIPMENT PLAN  
SCALE: 1/4"=1'-0" (FULL SIZE)  
1/8"=1'-0" (11x17)



**T-Mobile**  
1330 WEST SOUTHERN AVE., STE. A-102  
TEMPE, AZ 85282

**CROWN CASTLE**  
2055 S. STEARMAN DRIVE  
CHANDLER, AZ 85286

T-MOBILE SITE NUMBER:  
PH10949A

BU #: 846105  
SRP SCOTTSDALE

6504 EAST THOMAS ROAD  
SCOTTSDALE, AZ 85251

EXISTING 125'-0" SELF  
SUPPORT TOWER

ISSUED FOR:

REV	DATE	DESIGN	DESCRIPTION	DESIGN
0	07/25/19	ADE	PRELIMINARY	SM
1	08/16/19	ADE	CONSTRUCTION	DI
2	09/26/19	ADE	POST-CONSTRUCTION	DI



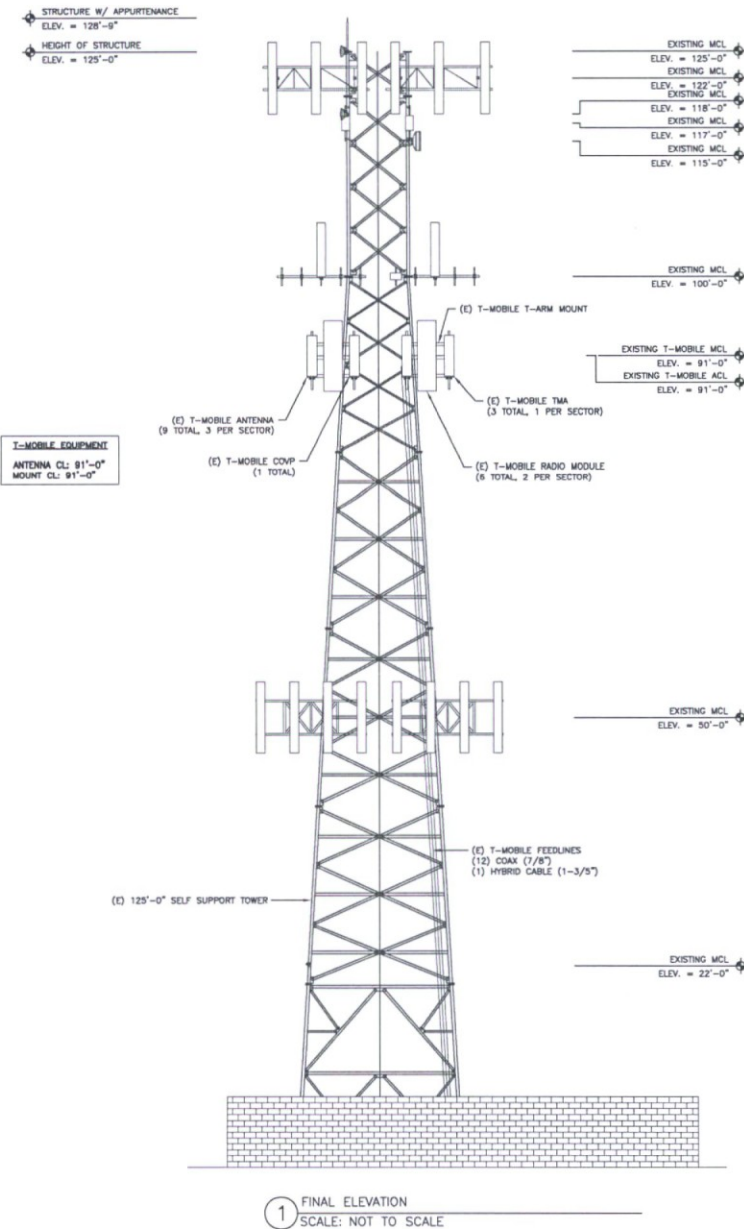
Crown Castle USA Inc. Item  
Registration #14842

IT IS A VIOLATION OF LAW FOR ANY PERSON,  
UNLESS THEY ARE ACTING UNDER THE DIRECTION  
OF A LICENSED PROFESSIONAL ENGINEER,  
TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-2** REVISION: **2**



Exhibit B to  
Attachment 2



**T-Mobile**  
1330 WEST SOUTHERN AVE, STE. A-102  
TEMPE, AZ 85282

**CROWN CASTLE**  
2055 S. STEARMAN DRIVE  
CHANDLER, AZ 85286

T-MOBILE SITE NUMBER:  
**PH10949A**

BU #: 846105  
**SRP SCOTTSDALE**

6504 EAST THOMAS ROAD  
SCOTTSDALE, AZ 85251

EXISTING 125'-0" SELF  
SUPPORT TOWER

ISSUED FOR:

REV	DATE	BY/EN	DESCRIPTION	DES. APP.
0	07/25/18	ADD	PRELIMINARY	SM
0	08/16/18	ADD	CONSTRUCTION	DG
1	10/16/18	ADD	CONSTRUCTION	DG
2	04/26/19	ADD	POST-CONSTRUCTION	DG



Crown Castle USA, Inc. Item  
Registration #14842

IT IS A VIOLATION OF LAW FOR ANY PERSON,  
UNLESS THEY ARE ATTEND UNDER THE DIRECTION  
OF A LICENSED PROFESSIONAL ENGINEER,  
TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-4** REVISION: **2**



## PROJECT NARRATIVE

### I. Introduction

The purpose of this application is to renew the approval for the currently installed T-Mobile antennas on an existing 125' lattice tower. T-Mobile is committed to providing leading edge technology to meet customer demand in the City of Scottsdale. The renewal of the use permit for the T-Mobile site is essential to allow residents, visitors, and businesses access to high quality reliable T-Mobile wireless service for personal, business, and emergency needs. The lattice tower is located at Salt River Project's (SRP's) Power Operations Center situated near the northeast corner of 64th Street and Thomas Road.

### II. Description of Site Development

We are requesting approval to continue the co-location use of T-Mobile's antennas on the existing lattice tower. The site is comprised of 9 total antennas, 3 per sector. No work will be performed on the tower as part of this proposed use permit renewal.

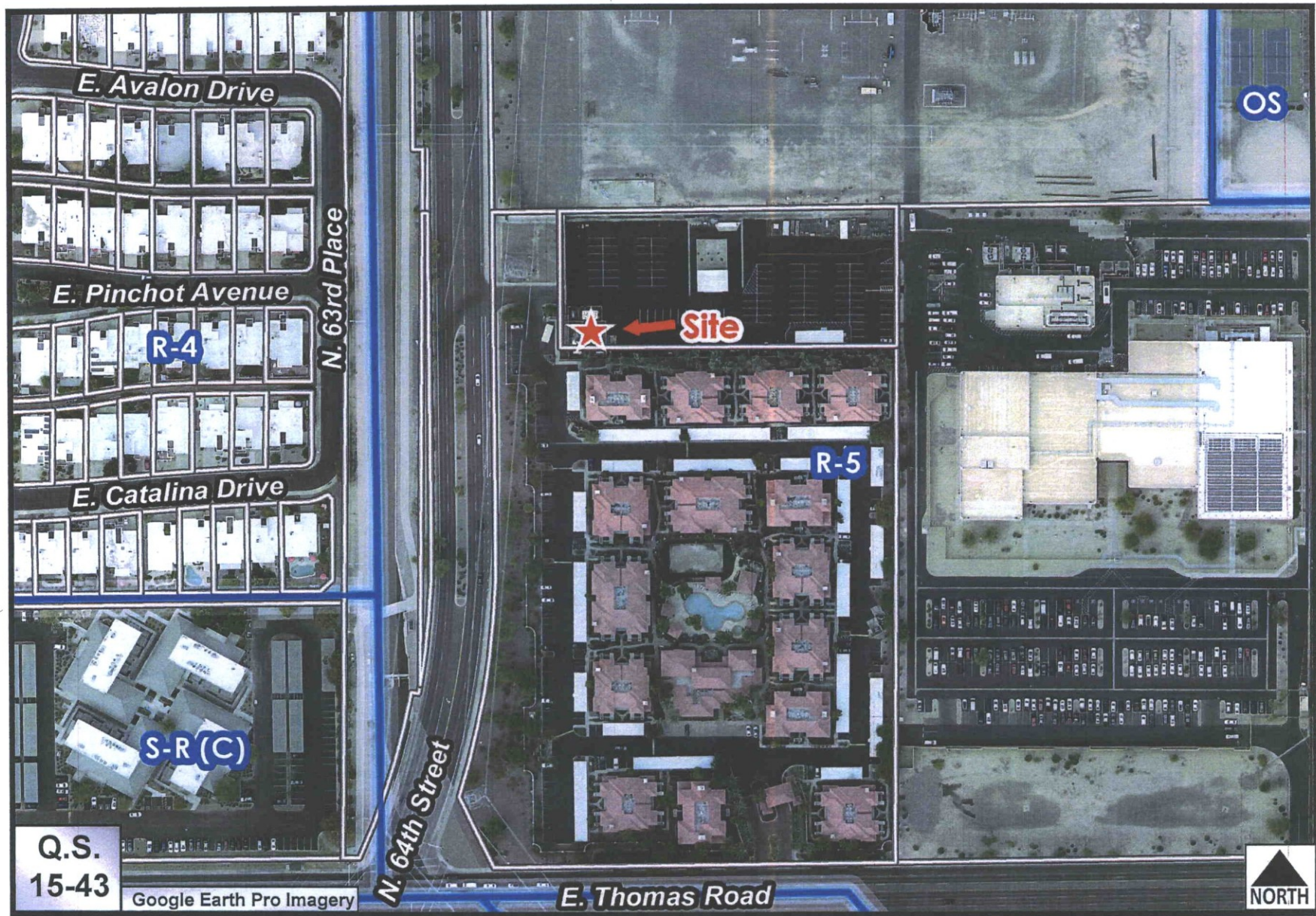
### III. Parking and Access

Access to the site will not change. T-Mobile will continue to access their equipment through the SRP Power Operations Center parking lot.

### IV. Compatibility

There are residential apartments to the south which are adjacent to SRP's Power Operations Center to the east and a maintenance, fuel island, and storage yard to the north. To the north and east of the tower is SRP's Power Operations Center maintenance yard and receiving station. To the west are 64th street and the Crosscut Canal which buffers residential uses located west of the canal. The proposed use is compatible with the surrounding area because it continues to utilize an existing vertical element.





Zoning Aerial

11-UP-2007#3





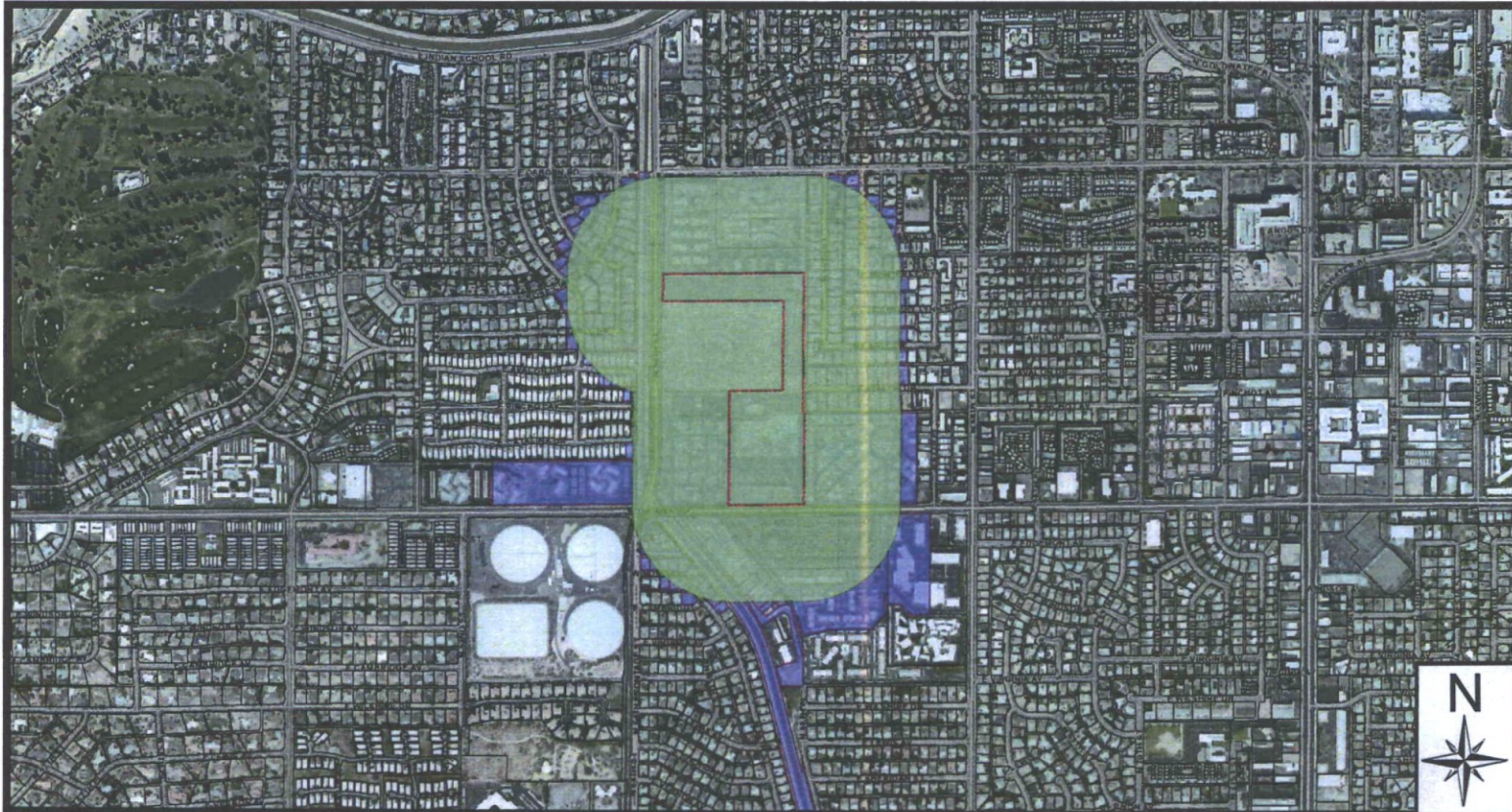


## **Neighborhood Involvement Report**

A neighborhood notification letter was sent on April 14, 2019 per the requirements of the City of Scottsdale.

A list of adjacent property owners was generated (please see attached Community Input Certification). A letter was provided to the addresses informing them of the use permit renewal request. No emails or phone calls have been received.

# T-Mobile Tower Papago Butte Substation



## Additional Notifications:

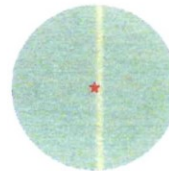
Interested Parties List  
 Adjacent HOA's  
 P&Z E-Newsletter  
 Facebook  
 Twitter  
 Nextdoor.com  
 City Website-Projects in the hearing process

Pulled Labels  
 May 8, 2019

## Map Legend:



Site Boundary



Properties within 750-feet

Postcards:

270

**11-UP-2007#3**